

Ramona Village Design Committee
Minutes
April 20, 2005

Members in attendance:

Bryan Woods (Chair), Carol Angus, Jim Hagey, Kit Kesinger, Julie Kiehne-Lamkin, Rob Lewallen, Jim Salvatore, Carole Wylie, Greg Roberson
Absent: Chuck DeMund, Chris Anderson

County: Dahvia Locke

Consultants: Michael Young, Mike Stepner

Call to Order:

Bryan Woods called meeting to order at 7: 20 pm

Woods began with introduction of members.

Woods- Announcement, Article in tomorrows sentinel. Take a look.

Minutes reviewed. Rob, Kit move approval 9 – 0 –2 Greg/Jim H.

Reviewed extended agenda for the upcoming meetings over the next 75 days.

Agenda Comments...

Be sensitive to the more controversial issues, and spend enough time on them.

Kit – Need to talk about active parks, sports etc. parks and rec open space is on next meeting agenda. We can include it in that.

General categories- How will all of this be financially feasible? How funded?

Bryan – This wish list could take a number of years to come to fruition. We want to come up with the wishes and plans now and implement them over time. Ex. Fallbrook, took about 7 years.

Michael – Have our wishes and planning in the pipeline and then begin competing with others to try to gain funding.

Bryan – Our purview is not to come up with funding. We can put discussion at the end of the agenda (at last meeting) to discuss and look at all possible avenues for funding.

Rob – 3 month extended agenda is good for planning, but needs to be somewhat flexible for items that come up that need to be discussed further.

Presentation by Michael Young– slide presentation of images for design...

Scale, context, complexity, design for Ramona's climate, parking hidden with curving sidewalks and planting.

Combining res. & commercial, monotony is boring, mixing is fun. If park or courtyard space is not available, lineal parks of landscaping along streets can tie neighborhoods together.

We need to be practical in our planning for Ramona, not a visionary dream too expensive or impracticable to accomplish.

First item on agenda...

Parks and Recreation

Linear Parks

Questions by Bryan...

- a. Where will adjacent parks, staging areas, and other access points be located?
- b. Prioritize key adjacent parks, staging areas, and access points.
- c. What amenities are important for each (or all) of these places, (playgrounds, equestrian staging area facilities, sports fields, picnic tables, etc.)?
- d. Prioritize key portions of the Santa Maria Greenway Park & associated amenities.

Discussion...

Jim – where the parks are existing now, look at what will be developed and work around what is existing.

Bryan – Contemplate multi unit zoning not to exceed, for example, 14/acre, create pocket parks in those projects that link to the linear park.

Greg – Going to the riverbed and thinking of it as a linear park, is a non-vehicle link through Ramona. Out door activities, horses/animals, hiking/walking dual use may not work, what type of amenities are needed to meet all needs? Series of trails along the length, one for non-motorized (hiking), one for non-motorized (horses). 7th St., 12th St. or 13th St., near new community library to access or link to linear park.

Michael - Standards are available for horse trail construction, etc.

Carol A – Ramona Road Master Plan designated some main street crossings, with hand signals provided. Check what has already been done in that previous plan. From the lineal park to the east side of 67. There is one at the Dye road intersection.

Jim Salvatore - Need a place to leave horse trailers. (Not within our area of planning, but worth recommending).

Kit – Need to accommodate wheel chairs and bicycles!

Existing - Wellfield park, east end of Ramona / rodeo, trailer parking. RIC near 12th st. Montecito School, Vacant land just south of Montecito School, near Alice St. Just west of school are three properties, large open space, two houses on them. Good place for large park for Ramona. Much of property is in flood plain. Then to Ramona grasslands.

Greg – parks and play fields near schools can be shared with the schools.

---Lewallen will contact Mr. Geldert (an architect specializing in schools and playfields combinations) to discuss this.---

Kit- 78 to B St. is a large pond behind carwash, Could be a pocket park. Connects with creek. Issue of what goes next to linear park, apartments? Upscale dining or business? Maybe we should designate parcels near there for mixed use of commercial/residential.

Rob - Concerns about big block apartment buildings. Quadplex max?

Bryan – Mixed use has fear attached to it. It needs to be discussed and it would have to be carefully defined.

Greg – Need to gather info, be well informed and have a good thorough discussion.

Carole W – Use mixed buildings with comm'l and res. to soften the transition from Main St. commercial to single residential. Small projects on tiny lots. Residential feel.

Jim H.- Pocket park size? 20x40 feet? 1 to 2 acres?

Carol A– 20/20 subc. meetings discussed in the RIC area and linear park, an outdoor theater.

Kit - Large area by the Montecito school.

Julie – Open air theater at Berkeley Univ. good example.

Could tie in with school and be dual use.

Pocket Parks

Questions by Bryan...

- a. Identify priority locations and features of pocket parks. Are the proposed locations viable and the quantity sufficient?
- b. Who are the end users of each park? What amenities should be provided at each park?
- c. Where will linkages and access points be located? How will these be treated from a design perspective?

Rob – Can we find some land near Etcheverry or Hunter for soccer fields etc.

Michael – Town plaza area in the center of town?

Bryan – Courtyard planning for the RIC, near 13th St., Plant a big tree for a Christmas tree and town center.

Jim H. – 6th & 8th in old town could be a center

Bryan – lots are small

Michael – Museum area is always locked. Can the space function as a courtyard instead of having it locked?

Greg – Poway has amphitheater near library and skate board park nearby. It would be difficult to touch old town for central park or meeting area.

Julie – Need skateboard park, but be careful where it is located. Do not mix with horses, etc. Need places like that for kids, young teenagers.

Streetscapes

Define boundaries...

Old Town - Historic District 3rd-10th

New Town or Transitional - 10th-Pala

Future -Rural commercial district Pala to Etcheverry

Pg 43 of final public review draft from design workshop

Main Street

Questions by Bryan...

- a. How would the treatments vary by area on Main Street (new town, old town, future town)?

Jim S – Old town needs island down center, but will effect parking.

Bryan- Caltrans is going to send someone to work with us on what ifs.

Jim S – Be cautious of center medians, because of how it will effect traffic movement. The design is critical.

Michael – On another project we took space for median and used it at the sides to benefit pedestrians. Retain merchant's visibility. Will bring examples to next meeting.

Greg – Good examples - State St. in Santa Barbara and Grand Ave. in Escondido. Creates a landscape wall and separation. We could have different designs in different areas of town.

Michael – We can restripe the street and try it out before we put the money into actual improvements.

Jim H – Roundabouts could create a center area for Christmas trees. Caltrans isn't real open to roundabouts.

Rob - How feasible is it to do the center medians and then change to sides? Issues can be worked out at the design level.

Side Streets

Questions by Bryan...

- a. Function – Which streets will be designed more for automobile or pedestrian traffic?
- b. What treatments will be utilized to accommodate all users appropriately and to enhance the local aesthetics (curb bulb outs, street trees, minimized or widened sidewalks, etc.)?
- c. Hierarchy of Streets – Is there a definable hierarchy of side streets that can be utilized to help distinguish districts or areas? What design treatments can be utilized to enhance the character of each street type and its context?

Kit – What if B St. was no longer an automobile St., but used as walking court.

Jim S. - How do businesses get deliveries? Alley?

Julie – Street vendors near linear park, but not on B St. Not very practical for our area. People need to drive cars to pick up feed, hay, etc. Has photos of old Poway, alley in back for additional parking.

Greg – Town is a linear town. We need to get our traffic through this lineal design. Our walking areas would work better crossing/perpendicular to Main. We could still drive vehicles through town, but also have the pedestrian route.

Carole – Commercial on linear park with only pedestrian access in front. Like a boardwalk on the beach. Alley access in the rear for deliveries. This could attract the desired type of tenants.

Jim H – Can we get horses to all walkable areas?

Kit – Strong recommendation – Do not have massive parking lots in the future development on Main St.

Jim S. – Talk about parking, look at businesses in old town that need deliveries and pick up areas to pick up large purchases.

Michael - 3 kinds of parking a. employees b. customers parking near store, c. loading and pick up. One row for customers heavily landscaped, the rest in back or broken up.

Bryan -

Recapped major points of discussion during meeting.

Bring photos of things we like to next meeting.

Think of name for old town, new town and future town.

Assigning subcommittee to design review for design standards.

Jim S/Rob - Motion to form a subcommittee composed of design review board group to develop design standards for Ramona. Report to this group each meeting with progress.

Write-up by DPLU and Michael Young (Consultant).

Carol A. – Fallbrook has a small portion in their standards on Design Review. Maybe look at theirs as example.

Jim S - We know the problems with our current manual and we can make the suggestions to fix them, then share with this board.

What is the product of these meetings?

Dahvia – To create a code for Ramona. For now, we are starting with all of the information from workshops to begin creating the code. We are setting ourselves up to dovetail into our 20/20 plan that will be completed next year. Now is the time to put all wants on the table.

Bryan - This committee should meet in the future to check the progress of the county as they use our input from these three months, to make sure that they are on track and following our recommendations.

Public Comments...

Dawn - wants to serve on subcommittees

Familiar with all three areas of town. Make it one and look like it continues throughout.

County – these areas are working areas

Dutch – 3 areas are our segmented areas and use this to bring each together

Jeff Gan - bike trails linking to all trails and to schools

Jan – Trails matrix by RTA - San Marcos trails. They had compatible trails along side each other. She has photos of this and San Marcos standards.

Jim H. - Renderings would help define what we want.

Bryan – adjourn 9:30 pm